BILL GARRETT, Davidson County
Trans:T20120039032 DEEDWARR
Recvd: 05/29/12 12:55 2 pgs
Fees:13.00 Taxes:1942.50
20120529-0046145

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12040734

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 24th day of May, 2012.

Notary Public
My Commission Expires: 1-9-16

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yagnesh M. Mehta and Bijal Y. Mehta 1105 Black Cherry Court Nashville TN 37215	New Owner	Tax Parcel ID No. 131060H05500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas S. Akins and wife, Carolyn D. Akins,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yagnesh M. Mehta and wife, Bijal Y. Mehta,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 59, PLAN OF VILLAGE OF CHERRY GLEN, PHASE 3, as shown on plat of record in Plat Book 9700, Page 451, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicholas S. Akins and wife, Carolyn D. Akins by Warranty Deed from Maneesh Ailawadi and wife, Radhika Ailawadi, recorded on the 5th day of June, 2006 in Instrument No. 20060605-0066145, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF VILLAGE OF CHERRY GLEN, PHASE 3, as recorded at Plat Book 9700, Page(s) 451 and Boundary Plat recorded in Plat Book 9700, Page 182.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6517, Page 522, Book 6778, Page 536, Book 9882, Page 733, Book 9882, Page 739, Book 10318, Page 92, Book 10594, Page 695, Book 11186, Page 932, Book 11323, Page 247 and Instrument No. 20011206-0134252.

Terms and provisions of by-Laws recorded in Instrument Nos. 20000204-0011736 and 20000324-0030195.

Charter of Homeowners Association recorded in Book 6517, Page 505, Book 6921, Page 216, Book 6517, Page 511, Book 6921, Page 214, Book 9983, Page 930, Book 6665, Page 1 and Book 6921, Page 210.

Agreement recorded in Book 9827, Page 416.

This is improved property located at 1105 Black Cherry Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2012.

Nicholas S. Akins

Carolyn D. Akins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas S. Akins and Carolyn D. Akins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2012.

Notary Public

My Commission Expires: _____

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014